

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY  
RE: CERTIFICATE OF COMPLETION FOR PARCELS  
C-5A, C-5B, L-12, L-13, L-14 AND L-15  
IN THE WASHINGTON PARK URBAN RENEWAL AREA  
PROJECT NO. MASS. R-24

BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

THAT the Director is authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver to St. Joseph Homes, Inc., for Parcels C-5A, C-5B, L-12, L-13, L-14 and L-15 in the Washington Park Urban Renewal Area a Certificate of Completion pursuant to Section 304 of the Land Disposition Agreement By and Between the Boston Redevelopment Authority and St. Joseph Homes, Inc., dated July 2, 1968.

MEMORANDUM

June 4, 1970

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: JOHN D. WARNER, DIRECTOR

SUBJECT: CERTIFICATE OF COMPLETION  
PARCELS C-5A, C-5B, L-12, L-13, L-14, and L-15  
WASHINGTON PARK URBAN RENEWAL AREA NO. MASS. R-24

Summary: This memorandum requests that the Board authorize the issuance of a Certificate of Completion to St. Joseph Homes, Inc., the Redeveloper of Parcels C-5A, C-5B, L-12, L-13, L-14 and L-15 in the Washington Park Urban Renewal Area.

The above-captioned parcels in the Washington Park Urban Renewal Area were conveyed to St. Joseph Homes, Inc. on July 2, 1968 for the purpose of constructing 137 units of low-moderate income housing.

The Authority building inspection staff has determined that construction of the improvements on the property by the Redeveloper and its general contractor has been satisfactorily completed in accordance with the Final Plans and Specifications and the terms and conditions of the Land Disposition Agreement by and between the Boston Redevelopment Authority and St. Joseph Homes, Inc., dated July 2, 1968. The Redeveloper accordingly has requested the issuance of a Certificate of Completion to which it is now entitled under the provisions of Section 304 of the Land Disposition Agreement.

It is therefore recommended that the Board adopt the attached Resolution authorizing the Director to issue a Certificate of Completion for Parcels C-5A, C-5B, L-12, L-13, L-14 and L-15 to St. Joseph Homes, Inc.

Attachment



Inter-Office Communication

To Mr. Warner

From Mr. Sandy

Date June 1, 1970

Subject St. Joseph Homes, Inc.  
Parcels C-5A, C-5B, L-12, L-13, L-14, L-15  
Washington Park Urban Renewal Area

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The FHA initial closing for the development known as St. Joseph Homes was held on July 2, 1968. The Sponsor is a Chapter 121A Corporation known as St. Joseph Homes, Inc. The Developer is Development Corporation of America, who has also acted as the General Contractor. The Architect is Paul Felony. St. Joseph Homes, Inc. was incorporated by representatives of the Washington Park Community and St. Joseph Roman Catholic Church which is located adjacent to the development. There has been substantial community involvement in this development from its inception.

The development itself consists of 137 units of Section 221 (d)(3) low-moderate income housing. The design involves the construction of twenty-five low-rise buildings. Each building is a series of town houses with split level dwelling units, private entrances, and private rear yards. The FHA approved mortgage for this development is \$2,684,000.

Construction of the Improvements is now complete, and a Certificate of Completion has been requested by the developer. After the FHA final closing, the development will be transformed into a cooperative. In order to accomplish this, a new 121A Corporation, St. Joseph Community, Inc. has been formed. The incorporators are all residents of the development. St. Joseph Community, Inc. will purchase the entire development from St. Joseph Homes, Inc. and will thereupon issue 137 shares of stock. One share of stock will be sold to each family living in the development. Thus, the ownership operation and maintenance of the development will be the equal responsibility of all of its residents. An FHA final closing, and conversion to cooperative ownership, is anticipated next week.

RES:mc